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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Landmark/District:	<b>Capitol Hill Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>635 A Street, SE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>September 27, 2012</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>12-577</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Amanda Molson</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Owner Enise Han, with drawings prepared by Jennifer Fowler, requests concept approval for the construction of a one-story rear addition at 635 A Street, SE in the Capitol Hill Historic District.

**Property Description**

Constructed in 1879, 635 A Street, SE is a two-story brick bayfront with a raised basement. The property includes a one-story rear addition, the exposed elevation of which is faced in a series of decorative panels, trim, and floor-to-ceiling windows. The house is sited between the bayfront house at 633 A and a smaller, frame house set back from the street at 637 A. 633 A features a two-story rear addition and a rooftop addition, and the rear of 637 extends deeper into its lot than the subject property. The rear elevations of the houses are somewhat visible from Brown's Court, an inhabited alley, though backyards and garages screen much of the view.

**Proposal**

The applicant proposes to construct a second story of approximately 10' in height atop the existing one-story rear elevation, maintaining the footprint of the house. The design details would mimic the vocabulary of the first floor, incorporating a series of painted panels, new double doors, and a small balcony.

**Evaluation**

The proposed addition will be flanked by two-story additions on each side, including one (637 A) which extends several feet deeper into the rear yard. The applicants propose a minimal change in massing that is compatible with the character of the historic district, the neighboring properties, and the historic house. The detailing of the rear elevation appears a bit complicated, but it understandably replicates a similar configuration on the first floor. Considering the Board's flexibility on rear additions generally and particularly on matters of personal taste, the design does not raise any major preservation issues.

**Recommendation**

*The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff.*